



Town of Lake Park
Town Commission Meeting
Meeting Date: March 6, 2024
PARKING CODE TEXT AMENDMENT

STAFF MEMO & PROPOSED ORDINANCE

PROPOSAL

Pursuant to Town Commission feedback, staff is bringing back an ordinance for reducing the standard parking space width by 1 foot. Previously, another version of this ordinance was brought before the Town Commission including provisions for compact parking, which has been removed from this latest version. Please note parking structures are regulated separately in the code and these code changes will effect surface parking lots only, per the Commission's prior direction.

Staff has often received feedback from building permit and site plan development applicants that our standard parking space dimensions of 10' X 18'6" are larger than average and thus can be difficult to adhere to, particularly on sites with land area constraints. Upon examination of other codes, it does indeed appear our spaces – specifically the widths – are on the larger end of the average. For example, in Palm Beach Gardens, their "general" parking space is 9' X 18'6"; in Tequesta, their standard is 9' X 18'; and in West Palm Beach, their standard parking space is only 8'6" X 18'. Palm Beach County also utilizes a 9' X 18' standard.

Especially as the Town pursues urban redevelopment projects, we feel a 1 foot reduction in the width of the required standard 90-degree parking space will prove beneficial for redevelopments while still providing a specification that is in keeping with other municipal and county code averages.

Staff believes these changes will help existing sites with restricted land area meet the required parking dimensions when resurfacing and restriping their lots and assist new developments in adding more parking overall. It is important to note the code only establishes minimum specifications, so applicants could still provide larger stall sizes if they chose to do so.

The substance of the code changes is detailed below. Note that the letters in the second from the top row of Table 78-142-1 correspond with the letters indicated on Figure 78-142-1, which conceptually illustrate the substance of the proposed changes.

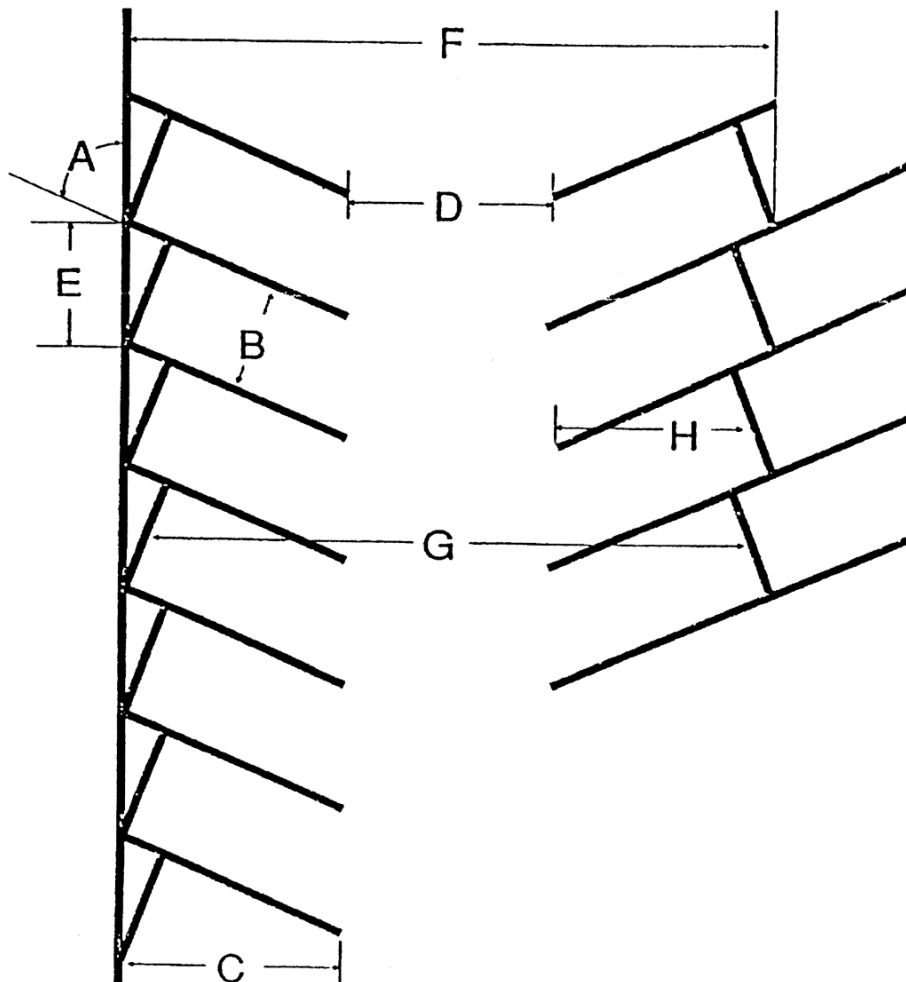
Angle	Stall Width	Stall Depth	Aisle Width	Curb Length	Wall to Wall Width	Interlock to Interlock Width	Stall Depth to Interlock	Land Use
(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)
45	10'0"	17'6"	12'0"	14'0"	47'0"	44'0"	15'6"	General
	12'0"	17'6"	12'0"	17'0"	47'0"	44'0"	15'6"	Handicapped



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60	10'0"	19'0"	14'0"	11'6"	53'0"	50'0"	17'6"	General
	12'0"	19'0"	14'0"	14'0"	53'0"	50'0"	17'6"	Handicapped
70	10'0"	19'6"	17'0"	10'6"	56'0"	54'0"	18'6"	General
	12'6"	19'6"	17'0"	12'6"	56'0"	54'0"	18'6"	Handicapped
75	10'0"	19'6"	21'0"	10'6"	60'0"	58'0"	18'6"	General
	12'0"	19'6"	21'0"	12'6"	60'0"	58'0"	18'6"	Handicapped
80	10'0"	19'6"	22'0"	10'0"	61'0"	60'0"	19'0"	General
	12'0"	19'6"	22'0"	12'0"	61'0"	60'0"	19'0"	Handicapped
90	9'10" 9'10"	18'6"	24'0"	9'10" 9'10"	61'0"	61'0"	18'6"	General
	12'6"	18'6"	24'0"	12'0"	61'0"	61'0"	18'6"	Handicapped

Figure 78-142-1



Planning & Zoning Board: This item was considered at the Monday, October 2, 2023 public meeting and the Board recommended **approval at a vote of (4-0)**.



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Town Commission: This item was passed on first reading on Wednesday, February 21, 2024.

Staff Recommendation: Approval